

165.0

0005

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

983,600 / 983,600

USE VALUE:

983,600 / 983,600

ASSESSED:

983,600 / 983,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23-25		RICHARDSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BERLINGHIERI JOSEPH	
Owner 2:	
Owner 3:	

Street 1: 23 RICHARDSON AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,206 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3282 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		7206		Sq. Ft.	Site		0	70.	0.88	8									445,327						445,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	7206.000	533,200	5,100	445,300	983,600		109518
							GIS Ref
							GIS Ref
							Insp Date
							07/25/18

Total Card	0.165	533,200	5,100	445,300	983,600	Entered Lot Size
Total Parcel	0.165	533,200	5,100	445,300	983,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	299.70	/Parcel: 299.7	Land Unit Type:

Parcel ID: 165.0-0005-0014.0

!12804!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	533,200	5100	7,206.	445,300	983,600	983,600	Year End Roll	12/18/2019
2019	105	FV	411,000	5100	7,206.	445,300	861,400	861,400	Year End Roll	1/3/2019
2018	105	FV	391,400	5100	7,206.	394,400	790,900	790,900	Year End Roll	12/20/2017
2017	105	FV	368,400	5100	7,206.	330,800	704,300	704,300	Year End Roll	1/3/2017
2016	105	FV	368,400	5100	7,206.	330,800	704,300	704,300	Year End	1/4/2016
2015	105	FV	330,500	5100	7,206.	286,300	621,900	621,900	Year End Roll	12/11/2014
2014	105	FV	330,500	5100	7,206.	276,700	612,300	612,300	Year End Roll	12/16/2013
2013	105	FV	343,100	5100	7,206.	263,400	611,600	611,600		12/13/2012

PRINT Date: 12/11/2020 Time: 02:51:01

LAST REV Date: 08/28/18 Time: 14:22:14

apro

12804

ASR Map:

Fact Dist:

Reval Dist:

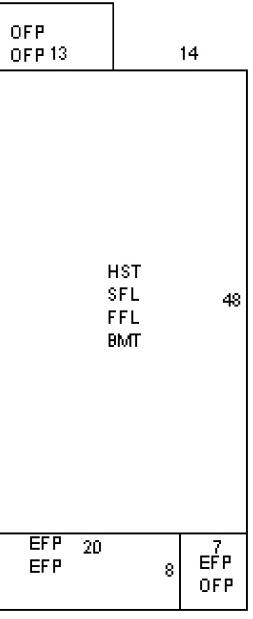
Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																							
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	3 (Liv) Units: 3	Total: 3	Full Bath: 3	Rating: Average																																														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: Rating:	A HBth: Rating:	OthrFix: Rating:																																										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	OTHER FEATURES				<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 2</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMS: 13</td> <td>BRs: 5</td> <td>Baths: 3</td> <td>HB</td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units: 2	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMS: 13	BRs: 5	Baths: 3	HB										
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Totals	RMS: 13	BRs: 5	Baths: 3	HB																																															
GENERAL INFORMATION				CONDOS INFORMATION																																															
Grade: C - Average	Year Blt: 1925	Eff Yr Blt:	Alt LUC:	Alt %:	Location:	Total Units:	Floor:	% Own:	Name:																																										
Const Mod:	Lump Sum Adj:																																																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING																																											
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN																																						
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	# Heat Sys: 3	Functional: %		Interior:	2	5	2																																								
Solar HW: NO	% Com Wall: %	% AC: %	Depreciation: 239562	Depreciated Total: 533219	% Heated: 100	Economic: %		Additions:	1	3	1																																								
						Special: %		Kitchen:																																											
						Override: %		Baths:																																											
						Total: 31 %		Plumbing:																																											
								Electric:																																											
								Heating:																																											
								General:																																											
								Totals	3	13	5																																								
CALC SUMMARY				COMPARABLE SALES																																															
Basic \$ / SQ: 170.00	Size Adj.: 0.96992683	Const Adj.: 0.99989998	Adj \$ / SQ: 164.871	Other Features: 148000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price																																							
Subfloor:							LUC Factor: 1.00	WtAv\$/SQ:		AvRate:		Ind.Val																																							
Bsmnt Gar:							Adj Total: 772782	Juris. Factor:			Before Depr:	164.87																																							
Electric:	3 - Typical	Insulation:	2 - Typical	Int vs Ext:	S	Heat Fuel:	1 - Oil	Special Features: 0		Val/Su Net:	102.28																																								
Heat Type:	3 - Forced H/W	# Heat Sys:	3	% Heated:	100	Heat Type:	3 - Forced H/W	Final Total: 533200	Val/Su SzAd		162.46																																								
Depreciated Total: 533219																																																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																											
SPEC FEATURES/YARD ITEMS				PARCEL ID 165.0-0005-0014.0								IMAGE																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																		
3	Garage	D	Y	1 20X20	A	AV	1940		21.25	T	40	105			5,100		5,100																																		
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100									AssessPro Patriot Properties, Inc																																				